



MITHIMNIS COURTYARD APARTMENT

Three bedrooms + studio

283 sqm / 3,046 sqft

A textural apartment over two levels, with courtyard gardens reminiscent of a traditional village home, in the historic former centre of Athens.

RATE

€2,000 per month

Unfurnished

MOLONGLO

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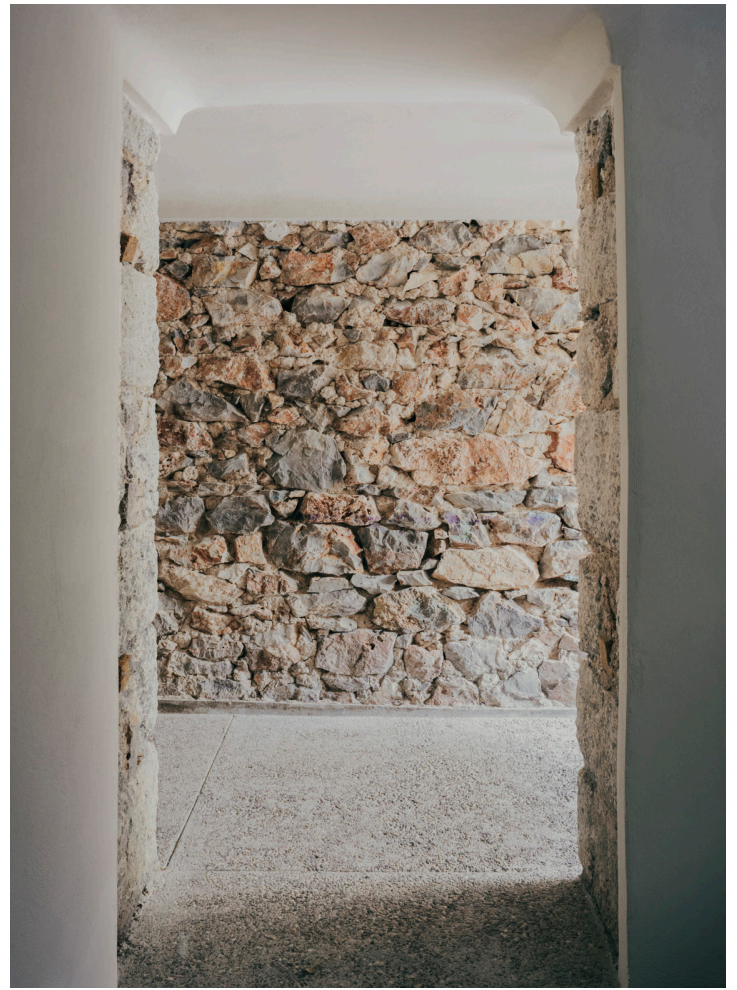
THE SPACE

The ground floor has its own separate entrance from the street and a hallway that leads to a large central reception space for living, dining or entertaining. On this floor there are three bedrooms, one bathroom, a workspace and a kitchen with a second dining area. The lower ground floor studio is a cluster of semi-open-air spaces accessible from both a private street entrance and open metal stair from the ground floor kitchen.



THE MATERIALS

The floors are a mix of restored wooden floorboards and a pared-back terrazzo, with subtle variations in tone, colour and aggregate size between rooms. The ground floor shower enclosure, bathroom wet areas and a generously sized kitchen workbench are made from a richly veined Cipollino marble. Sinks and splashbacks are formed of simple stacked marble pieces. The apartment's furnishings are a mix of old and new – a large marble table by artist Theodore Psychoyos, wooden shelving units sourced from a former ouzo factory in Piraeus, locally handcrafted bed frames with high quality mattresses, among other carefully selected pieces.



THE BUILDING

The apartment is in a restored “simplified classical”-style building in Kypseli, built in the 1920s. An eclectic facade with art deco detailing gives the impression of a single residence, originally housing two grand apartments and later, a drawing school. A recent refurbishment in collaboration with London-based architects, Royffe Flynn, preserves the proportions, textures and grandeur of the spaces, while updating with modern amenities. The garden has been designed by renowned Greek landscape architect Helli Pangalou, planted with native, drought-tolerant species accustomed to the hot Athenian summers, with a seating area on pebble-cement pavers under a lemon tree.



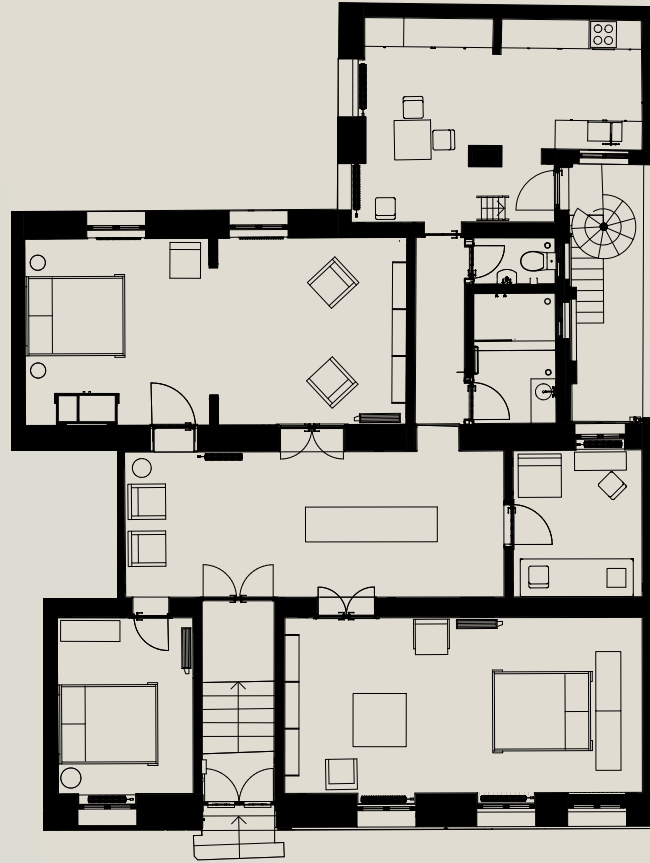
THE NEIGHBOURHOOD

The apartment is in the lively Athenian neighbourhood of Kypseli – a five-minute walk from Agiou Georgiou Square, well-known for its tavernas and local bars, and one of Athens's largest public parks, Pedion tou Areos. It is within walking distance to the weekly Farmers Market, the Victoria metro station, and Kypseli's busy and lovely tree-lined pedestrian square, Fokionos Negri, occupied by small cafés, restaurants, bars and shops.





GROUND FLOOR



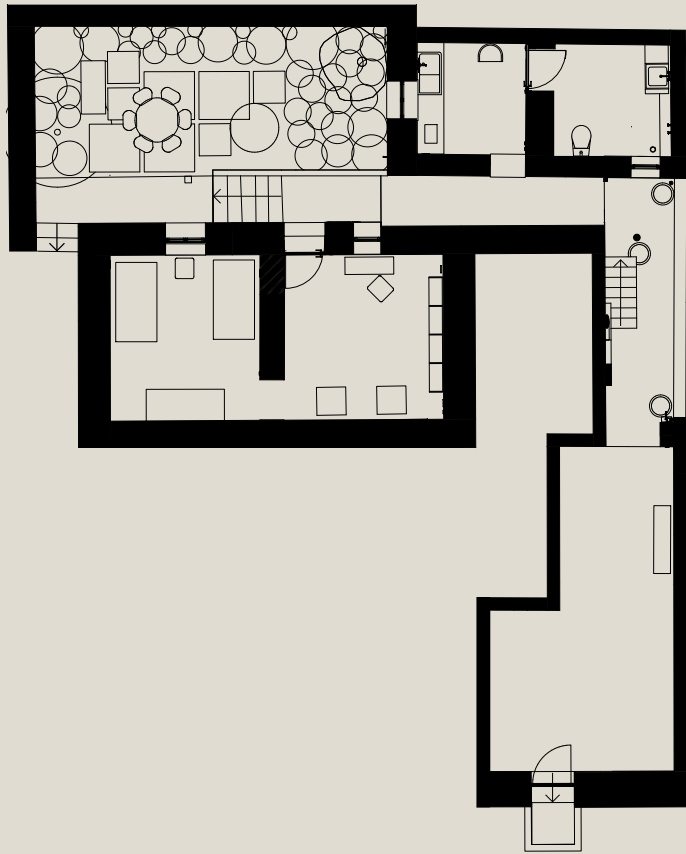
Mithimnis

OVERVIEW

- Three bedrooms, fitted with double beds
- One bathroom with shower
- Separate toilet and wash room
- Living and dining area
- Kitchen
- Workspace

AMENITIES

- Premium appliances
- Dishwasher
- Oven and stovetop
- Fridge/freezer
- Washer and dryer
- Air conditioning
- Gas central heating
- Ceiling fans
- Wireless security system
- Smoke/carbon monoxide detector
- Intercom



Mithimnis

OVERVIEW

- One bedroom, fitted with two single beds
- One bathroom with shower and toilet
- Workspace or living area
- Kitchenette
- Courtyard and garden
- Storage and annex areas

AMENITIES

- Bar fridge
- Induction hob
- Autonomous irrigation system
- Weekly garden maintenance



ABOUT MOLONGLO

Molonglo has been operating in Athens since 2017. Our ambition is to respect Athens's many histories, and for its past and present to coexist. We want to uphold traditional ways of living by employing non-traditional architectural formats. We want to advocate for Athens and support it in finding ways of engaging with opportunities, post-economic crisis, in appropriate and gentle ways that preserve its everyday rhythm and culture.

For more information contact:
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